

ST CLOUD RETAIL

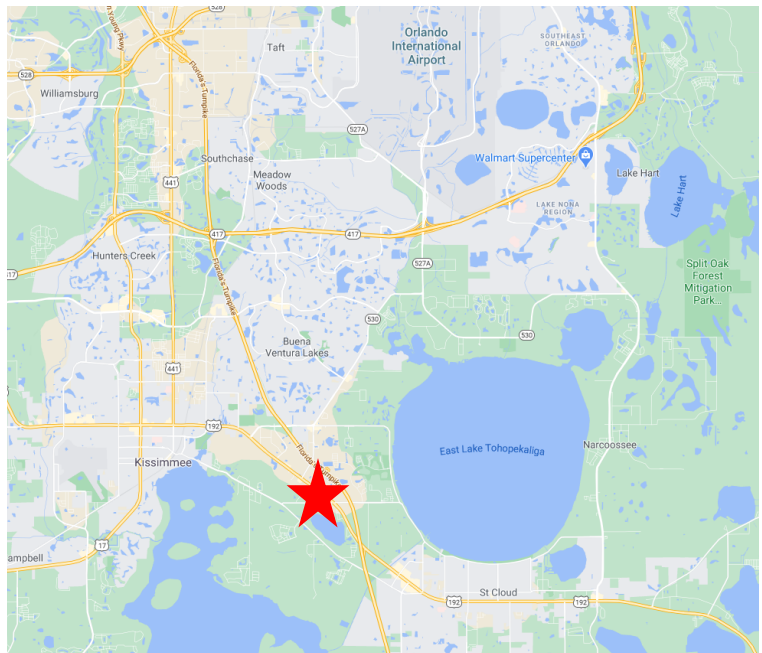
2631 E Irlo Bronson Memorial HWY Kissimmee, FL 34744



PROPERTY HIGHLIGHTS

- QSR Outparcel for Ground Lease
- 1,200-5,000 sf available for lease
- Perfect for restaurants, medical, and retail uses.
- Surrounding National Retailers include Walmart Supercenter, Home Depot, Publix, & Aldi.
- Population over 100,000 in five-mile radius
- Near new 20,000 Sf Advent Health Emergency Department and 35,000 Sf Medical office building.
- Osceola County amongst the fastest growing counties in the nation, over 20% population growth in the last five years.
- Delivery 4th Quarter 2022
- Traffic Counts:
48,000 ± AADT on E Irlo Bronson Memorial Hwy

Demographics	1-Mile	3-Mile	5-Mile
Population	3,960	42,896	112,646
Average HH Income	\$62,309	\$66,316	\$66,571
Median Age	33.7	36	36.2



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